FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate). MTC-17366K STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

OK

69906

BARGAIN AND SALE DEED

Vol. M86 Page 24213

KNOW ALL MEN BY THESE PRESENTS, That Charlotte M. Koehler *, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto* Fred W. Koehler *, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of* Klamath *, State of Oregon, described as follows, to-wit:*

The S1/2 SE1/4 lying North of the Rimrock and the S1/2 N1/2 SE1/4 of Section 2, Township 36 South, Range 10 East of the Willamette Meridan.

Subject to easements, rights of way and restrictions of record and those apparent on the land.

There is no warranty as to the exact location of rim of Knot Table Land, as the same is used for the southerly boundary of this property.

'86 DEC 31 AM 11 23

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ .00

①~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (not merely in part).~~① *(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)*

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th *day of* November *, 19* 86 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Charlotte M. Koehler

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF ~~OREGON~~, California) ss.
County of Orange)

The foregoing instrument was acknowledged before me this November 26 *, 19* 86 *, by* Charlotte M. Koehler

Mark McCoy
~~Notary Public for Oregon~~ CALIFORNIA

(SEAL) OFFICIAL SEAL MARK MC COY NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My commission expires APR 7, 1989

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of .....)ss.

The foregoing instrument was acknowledged before me this ....., *19*....., *by* ....., ... *president, and by* ....., ... *secretary of* ..... *a* ..... *corporation, on behalf of the corporation.*

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Charlotte M. Koehler
1302 Lance Drive
Tustin, CA 92680
GRANTOR'S NAME AND ADDRESS

Fred W. Koehler
1501 Eldorado Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Fred W. Koehler
1501 Eldorado Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Fred W. Koehler
1501 Eldorado Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 31st *day of* December *, 19*86 *, at* 11:23 *o'clock* A *M., and recorded in book/reel/volume No.* M86 *on page* 24213 *or as fee/file/instrument/microfilm/reception No.* 69906 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Lynn Smith *Deputy*

Fee: $5.00